069.0	0005	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,241,000	/	1,241,000
USE VALUE:	1,241,000	/	1,241,000
ASSESSED:	1,241,000	/	1,241,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		MYSTIC BANK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SANDERS KATHY/SALERNO MELINA
Owner 2:	TRS/THE SANDERNO TRUST
Owner 3:	
Street 1:	4 MYSTIC BANK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SANDERS KATHY/SALERNO MELINA -
Owner 2:	-
Street 1:	4 MYSTIC BANK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .177 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Wood Shingle Exterior and 3474 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7700.000	557,400		683,600	1,241,000
Total Card	0.177	557,400		683,600	1,241,000
Total Parcel	0.177	557,400		683,600	1,241,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 357.24 | /Parcel: 357.24

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 44507

GIS Ref

GIS Ref

Insp Date 10/23/18

!5967!

PREVIOUS ASSESSMENT

Parcel ID 069.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	557,400	0	7,700.	683,600	1,241,000		Year end	12/23/2021
2021	101	FV	541,500	0	7,700.	683,600	1,225,100		Year End Roll	12/10/2020
2020	101	FV	625,400	0	7,700.	683,500	1,308,900	1,308,900	Year End Roll	12/18/2019
2019	101	FV	466,700	0	7,700.	634,700	1,101,400	1,101,400	Year End Roll	1/3/2019
2018	101	FV	466,700	0	7,700.	634,700	1,101,400	1,101,400	Year End Roll	12/20/2017
2017	101	FV	466,700	0	7,700.	556,600	1,023,300	1,023,300	Year End Roll	1/3/2017
2016	101	FV	466,700	0	7,700.	507,800	974,500	974,500	Year End	1/4/2016
2015	101	FV	442,200	0	7,700.	449,200	891,400	891,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:04:43

LAST REV

Date	Time
07/15/20	09:42:43
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5967

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANDERS KATHY/S	56568-578		3/8/2011	Convenience	1	No	No		
SANDERS KATHY/S	56265-71		1/11/2011	Family	1	No	No		
SANDERS KATHY/S	53870-44		11/20/2009	Family		No	No		
SANDERS KATHY	53393-436		8/17/2009	Family		No	No		
KEANE ROBERT/HE	52682-296		4/30/2009		880,000	No	No		
JOHNSON & JOHNS	32170-263		12/26/2000		820,000	No	No		
ROBERT S GULICK	31780-255		9/1/2000	Mult Lots	855,000	No	No		
	19218-585		7/1/1988		99	No	No		F

USER DEFINED

Prior Id # 1:	44507
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/9/2011	133	New Wind	1,575					1 BAY WINDOW
2/25/2002	100	Alterati	30,000	O				REMODEL FAM/RM-BAT
11/21/2000	908	Addition	10,000	O				ENLARGE BDRM-INSTA
11/3/2000	850	Addition	5,000	O				DORMER FOR BEDROOM
10/27/2000	836	Alterati	500	C				REMOVE BEDROOM PLA
9/14/1993	452	Manual	5,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2020	OWNR INFO	DGM	D Mann
10/23/2018	MEAS&NOTICE	BS	Barbara S
4/13/2009	Meas/Inspect	372	PATRIOT
5/24/2004	Other Change	BR	B Rossignol
12/2/2000	MLS	MM	Mary M
10/8/1999	Meas/Inspect	263	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7700		Sq. Ft.	Site		0	70.	1.27	12			View	50					683,554						683,600	

Total AC/HA:	0.17677	Total SF/SM:	7700	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	683,554	Spl Credit		Total:	683,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.08877969
Const Adj.:	0.98990101
Adj $ / SQ:	145.501
Other Features:	110536
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	684788
Depreciation:	127371
Depreciated Total:	557417

COMMENTS

OF=EXTRA SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	2000
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

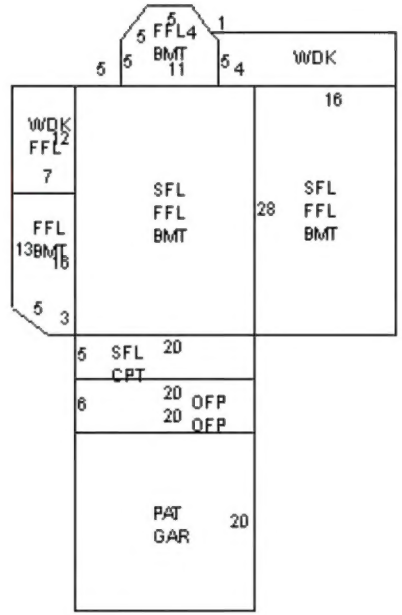
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	176.06
Special Features:	0	Val/Su Net:	112.88
Final Total:	557400	Val/Su SzAd	232.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,285	145.500	186,969
BMT	Basement	1,201	73.110	87,810
SFL	Second Floor	1,108	145.500	161,215
GAR	Garage	400	21.040	8,414
PAT	Patio	400	3.160	1,262
OFP	Open Porch	240	23.140	5,553
WDK	Deck	204	10.790	2,202
CPT	Carport	100	19.800	1,980
	Net Sketched Area:	4,938	Total:	455,405
Size Ad	2393	Gross Area	4938	FinArea 3474

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	90		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

069.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	